

**STILLWATER COUNTY PLANNING BOARD**  
**MINUTES OF MEETING**  
**Wednesday August 5, 2009**

**BOARD MEMBERS PRESENT:** Chris Fleck, Larry Gee, Linda Halstead-Acharya, Clint Teegardin, Bob Van Oosten, Alvin Stadel, Jon Bourassa, Allen McMillen, Chuck Krone, and Cynthia Colbert

**STAFF:** Cal Cumin, Forrest Mandeville, and Marissa Plumb

**OTHERS:** Kevin Hoffman, Gayle Hoffman, Elhart Hoffman, and Tom Kelly.

**I. CALL TO ORDER:** The meeting was called to order at 7PM by Clint.

**II. MINUTES APPROVAL.** Jon made the motion to approve the June 3, 2009 minutes, and Bob seconded; motion carried.

**III. NEW BUSINESS:**

**A. Elwood Subdivision 3rd Filing- Public Hearing and Presentation by Surveyor, Tom Kelly.** This 114-acre site is located approximately three miles east of Park City in the northwest corner of Cemetery Road and Trewin School Road (SW4 of Section 26, T2SR23E, PMM). The proposal is to make two lots, one of 112.877 acres and another of 1.137 acres. This is a continuation of subdivision activity by these owners. There is currently a dwelling and improvements on each proposed lot. Access for Lot 20 is off of Cemetery Road. Access for Lot 21 is off of Trewin School Road.

Clint opened the meeting for public input. Kevin Hoffman spoke of living on the acreage since 1990 and would now like a separate lot on which to build a new home.. Clint closed the public hearing.

Forrest Mandeville, Planner 1, read the items the Board needs to take into consideration.

Bob made a motion to recommend conditional approval of Elwood Subdivision,, 3rd Filing, to the Board of County Commissioners. Jon seconded and, with all in favor, motion passed.

**IV. OLD BUSINESS:**

**A. Subdivision Regulation Changes.** The Board read through changes and additions to the Regulations. Cal explained the reasons the changes were being proposed, which ranged from better clarification of requirements to changes necessitated by recent legislation. Bob made a motion to recommend approval of the Subdivision Regulations to the Board of County Commissioners. Jon seconded and, with all in favor, motion passed.

**B. Community Decay Ordinance.** The Board went through changes to the ordinance that reflects modifications the Board suggested at the last meeting. Clint and Alvin asked whether a letter was going to be sent or whether notices of violations will be hand delivered. Cal said a letter will be sent and they will have ample time to respond before any action or fine will be handed out. The offender is welcome to come in and visit the Stillwater Planning Office to go over reasons for the complaint/fine. Clint would like wording shortened in the voluntary abatement section so that key points are more likely to get people's attention. Cynthia proposed a fine for clean up, in which the County may use that money as it sees fit. Cynthia asked how this ordinance will appeal to the landowners. Bob responded that if the property is cleaned up in a certain time, then there will be reimbursements of the fine to the landowner. Also mentioned was that land values, not only by offender, but surrounding landowners will increase in value.

Clint would like a news article, once ordinance is approved, written as a follow up to see what people in the County think of this new ordinance.

Allen made a motion to recommend approval Stillwater County Community Decay Ordinance, Larry seconded, and with all in favor, motion approved.

**C. Planning for Value.** There was no new information talked about.

#### **OTHER:**

Cal talked about CTEP that Melissa Kramer, Economic Development Coordinator, is working on. There are a number of parties interested in submitting a project. This Board will be reviewing the submitted applications at its September meeting, and must make recommendations to the County Commissioners.

Forrest mentioned that construction is expected to start August 24, 2009 for the wildlife fencing project around the Columbus Airport.

**V. ADJOURN** Clint adjourned the meeting at 8 pm.

Marissa Plumb  
Administrative Assistant